

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,

scheduled for Wednesday, January 8, 2025, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, January 3, 2025, at 4:21 P.M.

CALL TO ORDER

Chair Lakin called the meeting to order at 5:10 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Archie	Present	Decter Wright	Present
Dutton	Present	Lakin	Present
Bellis	Present	Bush	Present
Gilbert	Present		
Present:		9	
Absent:		0	

STAFF PRESENT
Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Kathryn Aung, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Special Meeting held at 9:00 AM on December 11, 2024. [CC 1/8/25] 25-12-1
- b. Minutes of Regular Meeting held at 4:00 PM on December 11, 2024. [CC 1/8/25] 25-12-2
- c. Minutes of Regular Meeting held at 5:00 PM on December 11, 2024. [CC 1/8/25] 25-12-3

Councilor Decter Wright moved to approve 1.a – 1.c. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

2. APPOINTMENTS & REAPPOINTMENTS

- a. No items this week.

3. PUBLIC HEARINGS

- a. Public Hearing to receive comments from citizens regarding the proposed closing of a portion of a Public Way requested by Jacob Purdum, Eller and Detrich to close a portion of an alleyway located at 311 N. Boulder Ave. The alleyway is situated between Lots Three through Seven (3-7), Block Eighteen (18) in Original Townsite of Tulsa. The requested closing of the alleyway is for future development. (CD-1) **(Emergency Clause)** (Public Hearing: 1/8/25) [PW 1/8/25; CC 1/8/25; CC 1/15/25] 24-1184-3

Councilor Decter Wright moved to enter Public Hearing on 3.a. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

Council entered Public Hearing on 3.a at 5:11 P.M.

Public Comments:
James Alexander, Jr. – 3.a.

Lou Reynolds with Eller and Detrich addressed the Council.

Without objection, Council exited Public Hearing on 3.a at 5:15 P.M.

4. MAYOR’S ITEMS

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.
- There was no report.
- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution of the City Council of the City of Tulsa, Oklahoma, approving the extension of the Amended and Restated Sublease between the Trustees of the Tulsa Municipal Airport Trust and American Airlines, Inc., and approving the form and terms, provisions and conditions of the First Amendment to the Amended and Restated Sublease to be entered into by and between such parties. **(Emergency Clause)** [UED 12/18/24; UED 1/8/25; CC 1/8/25] 24-1159-3
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of twenty-eight thousand dollars (\$28,000.00) to Paula Serrano, Plaintiff, and Rode Law Firm, Attorneys at Law from the Sinking Fund as a payment of a judgment and attorney fee award in Case No. CJ-2024-3186, Paula Serrano v. City of Tulsa et al. **(Emergency Clause)** [PW 1/8/25; CC 1/8/25] 24-1179-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of one hundred thousand dollars (\$100,000.00) to Christopher and Kelley Owen, Plaintiffs, and Fulda Law, PLLC, Attorneys at Law from the Sinking Fund as a payment of a judgment and attorney fee award in

Case No. CJ-2023-2779, Christopher and Kelley Owen v. City of Tulsa et al.
(Emergency Clause) [PW 1/8/25; CC 1/8/25] 24-1180-2

- e. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of two hundred twenty-five thousand dollars (\$225,000.00) to Michael and Jenny Cole, Plaintiffs, and Fulda Law, PLLC, Attorneys at Law from the Sinking Fund as a payment of a judgment and attorney fee award in Case No. CJ-2023-2779, Michael and Jenny Cole v. City of Tulsa et al. **(Emergency Clause)** [PW 1/8/25; CC 1/8/25] 24-1181-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of a supplement to an existing License Agreement between the City of Tulsa and Omicron Land Development, LLC for property located at 405 N. Main St., Tulsa-Original Town Addition, for the installation of a canopy (awning) in and upon the right-of-way. (CD-1) [PW 12/18/24; CC 1/8/25] 24-1156-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Pierce Manufacturing in the amount of one thousand, five hundred dollars (\$1,500.00) for Caleb Morrison and Garrett Reed to travel to Bradenton, FL on December 16-20, 2024, to perform the complete final inspection on four (4) stock engines as part of the apparatus ordering process. [CC 1/8/25] 24-1178-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Deed of Dedication by Tulsa Habitat for Humanity, Inc. of property located at 737 N. Delaware Pl. E., Parcel 670A, Whiteley Heights Resubdivision, required for lot line adjustments at Habitat for Humanity TD Evans Housing Development. LLA 609. (CD-3) [CC 1/8/25] 24-1185-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Deed of Dedication by Tulsa Habitat for Humanity, Inc. of property located at 2846 E. Independence St., Parcel 670B, TD Evans Subdivision, required for lot line adjustments at Habitat for Humanity TD Evans Housing Development. LLA 609. (CD-3) [CC 1/8/25] 24-1186-1
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Sweetheart Run scheduled for February 15, 2025, starting at 418 E. 2nd St. (CD-1,4) [CC 1/8/25] 25-13-1

Public Comments:
John Huffines – 4.i.

Councilor Decter Wright moved to approve 4.b – 4.j with the emergency clause on 4.b – 4.e. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Monthly Status Report from the Sales Tax Overview Committee on current activities and efforts.

Linda Jenkins presented the report.

Public Comments:
John Huffines – 5.a.

- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7795 from RS-3 to IL for property located north of the NE/c of N. Yale Ave. and Dawson Rd. requested by Lou Reynolds. (Property owner: Dawn Hathcoat) (CD-3) (TMAPC voted 6-0-0 to recommend **APPROVAL** of IL zoning.) [UED 12/18/24; CC 1/8/25; CC 1/15/25] 24-1163-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7796 from RM-2 to MX1-P-35 for property located at the NW/c of E. 13th St. S. and S. Rockford Ave. requested by Lani & Stone, LLC. (Property owner: Makina HR, LLC) (CD-4) (TMAPC voted 6-0-0 to recommend **APPROVAL** of MX1-P-35 zoning.) [UED 12/18/24; CC 1/8/25; CC 1/15/25] 24-1164-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application PUD-564-D from PUD-564-C to PUD-564-D to add personal vehicle repair and maintenance as a permitted use within Development Area B for property located east of the SE/c of E. Skelly Dr. and S. Memorial Dr. requested by Lou Reynolds. (Property owner: 21st & 169 Center, LLC.) (CD-5) (TMAPC voted 6-0-0 to recommend **APPROVAL** of PUD-564-D zoning.) [UED 12/18/24; CC 1/8/25; CC 1/15/25] 24-1165-2

Councilor Decter Wright moved to approve 5.b – 5.d. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of two million, five hundred thousand dollars (\$2,500,000.00) from grant revenue awarded by the Department of Justice to be received within the Sexual Assault Kit Initiative SubFund. (2024 Sexual Assault Kit Initiative Grant Award) [UED 1/8/25; CC 1/8/25; CC 1/15/25] 24-1173-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of three hundred eighty-two thousand, four hundred eighteen dollars (\$382,418.00) from grant revenues to be received from the U.S. Department of Justice within the JAG Reimbursement Grants SubFund. (2024 Byrne Justice Assistance Grant Award) [UED 1/8/25; CC 1/8/25; CC 1/15/25] 24-1174-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of two hundred thirty-one thousand, one hundred seventy-five dollars (\$231,175.00) from revenues received within the Public Safety and

Protection Non-Federal Grants SubFund. (TPD DA Drug Fund and Other State Forfeitures) [UED 1/8/25; CC 1/8/25; CC 1/15/25] 24-1175-2

- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of seven hundred thousand dollars (\$700,000.00) from grant revenues received from the State of Oklahoma Office of Attorney General within the Social Eco Development Non-Federal Grant Programs SubFund. (State Opioid Settlement Funds) [UED 1/8/25; CC 1/8/25; CC 1/15/25] 24-1176-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of thirty-four thousand dollars (\$34,000.00). Twenty-seven thousand, two hundred dollars (\$27,200.00) from grant revenues to be received from the Oklahoma Department of Transportation, and six thousand, eight hundred dollars (\$6,800.00) from a grant match received from the Tulsa Health Department within the ODOT Transportation Grants Fund. (Katy Trail Wayfinding Signage) [UED 1/8/25; CC 1/8/25; CC 1/15/25] 24-1177-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a certain Utility Easement, requested by Jaime Skipper, Wallace Design, for property located at 1334 N. Lansing Ave., Lansing Industrial Park II, for existing encroachments and future development. (CD-1) [PW 1/8/25; CC 1/8/25; CC 1/15/25] 24-1182-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a certain Overland Drainage Easement, requested by Jaime Skipper, Wallace Design, for property located at 1334 N. Lansing Ave., Lansing Industrial Park II, for existing encroachments and future development. (CD-1) [PW 1/8/25; CC 1/8/25; CC 1/15/25] 24-1183-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Public Way requested by Jacob Purdum, Eller and Detrich to close a portion of an alleyway located at 311 N. Boulder Ave. The alleyway is situated between Lots Three through Seven (3-7), Block Eighteen (18) in Original Townsite of Tulsa. The requested closing of the alleyway is for future development. (CD-1) (**Emergency Clause**) (Public Hearing: 1/8/25) [PW 1/8/25; CC 1/8/25; CC 1/15/25] 24-1184-2

Without objection, items 6.a – 6.h were forwarded to the next Council meeting.

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing portions of certain Public Ways, requested by Jaime Skipper, Wallace Design, for property located at 415 E. Independence Ave., in the Amended Plat of Davis Wilson Heights, including Davis Circle, Wilson Drive, and Detroit Ave., for future development. (CD-1) [PW 12/18/24; CC 12/18/24; CC 1/8/25] 24-1152-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a certain Public Way, requested by Mike Thedford, Wallace Design, for property located north of the NW/c of E. 11th St. and S. 193rd E. Ave., Indian Hills, including a portion of 7th St., for future development. (CD-6) [PW 12/18/24; CC 12/18/24; CC 1/8/25] 24-1153-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending and correcting Ordinance No. 25448, adopted by the Tulsa City Council on October 30, 2024, and approved by the Mayor on November 6, 2024, closing a portion of a certain Drainage Easement of the City of Tulsa, in which the legal description contained a scrivener's error. [PW 12/18/24; CC 12/18/24; CC 1/8/25] 24-1154-2

- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance of the City of Tulsa, Oklahoma, changing the name of the street now designated as “State Farm Boulevard” to “East 48th Street South”; requesting that City Departments, Governmental Entities, Property Managers and First Responders adjust their records, maps and signage accordingly. (Decter Wright) [PW 12/18/24; CC 12/18/24; CC 1/8/25] 24-1169-2

Public Comments:
James Alexander, Jr. – 7.a.
Bernice Alexander – 7.a.
John Huffines – 7.d.

Councilor Bellis left the meeting at 5:35 P.M. and returned at 5:36 P.M.

Councilor Decter Wright moved to approve 7.a – 7.d. Councilor Bellis seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Archie	Yea	Decter Wright	Yea
Dutton	Yea	Lakin	Yea
Bellis	Yea	Bush	Yea
Gilbert	Yea		

Yeas: 9 Nays: 0 Absent: 0 Abstentions: 0

Motion carried.

8. COUNCIL ITEMS

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Decter Wright invited everyone to a Tulsa Opera and DVIS event on January 11, 2025, and a meeting to discuss the 91st and Memorial street widening project on January 16, 2025. Councilor Archie announced that he and Councilor Lakin would be hosting a meeting regarding zoning changes at 101st and Riverside on January 14, 2025. Councilor Dutton reminded everyone of the cold weather shelters and warming stations.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. No items this week.

11. HEARING OF PUBLIC COMMENTS

- a. Brian Turner – Eradicating poverty through Guaranteed Income. [CC 1/8/25] 25-4-1

Brian Turner addressed the Council.

12. **ADJOURNMENT**

- a. Adjournment.

Chair Lakin adjourned the meeting at 5:48 P.M.

Phil Lakin, Jr., Chair of the Council

Lori Doring, Secretary to the Council